

8215, 1802 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2247155

\$539,000

|           |                                                                |        |                  |
|-----------|----------------------------------------------------------------|--------|------------------|
| Division: | Mahogany                                                       |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)                             |        |                  |
| Style:    | Apartment-Single Level Unit                                    |        |                  |
| Size:     | 1,002 sq.ft.                                                   | Age:   | 2025 (0 yrs old) |
| Beds:     | 2                                                              | Baths: | 2                |
| Garage:   | Garage Door Opener, Heated Garage, Parkade, Stall, Underground |        |                  |
| Lot Size: | -                                                              |        |                  |
| Lot Feat: | -                                                              |        |                  |

|             |                                                 |            |        |
|-------------|-------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                       | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                             | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | \$ 650 |
| Basement:   | -                                               | LLD:       | -      |
| Exterior:   | Concrete, Wood Frame                            | Zoning:    | MC-1   |
| Foundation: | -                                               | Utilities: | -      |
| Features:   | Kitchen Island, Open Floorplan, Quartz Counters |            |        |

Inclusions: N/A

Step into this warm, light-filled 2-bedroom, 2-bathroom corner unit located in one of Calgary's most beloved communities: Mahogany. This brand-new home has never been lived in &ndash; fresh, spotless, and ready to become truly yours. Thanks to its many windows, the space is bathed in natural light from morning to evening, creating an inviting, harmonious atmosphere throughout the day. The chef's kitchen is both beautiful and functional &ndash; ideal for culinary creativity. Complete with ample counter and cabinet space and stainless steel appliances. The primary bedroom is a peaceful retreat with a spa-inspired ensuite and a spacious walk-in closet. The second bedroom with its own bathroom is perfect for guests or a home office. The south-facing balcony with views of the lake isn't just a detail &ndash; it's your daily escape. This exposure ensures sunlight all day, from sunrise to sunset! Enjoy your morning coffee, a sunset dinner, or a quiet moment of reflection with one of the most beautiful views in the area. Some of the great features of this unit are, premium luxury vinyl plank flooring, a spacious front entry with coat and linen closets, a heated, titled underground parking stall, and in-suite storage + an additional underground storage unit. Condo Fees Include: Heat, water, and sewage, building insurance, garbage, reserve fund contributions, Professional management and maintenance - Pay only electricity! This complex is located just steps from: Mahogany Lake & Beach Club, scenic parks, walking paths, playgrounds, many restaurants, caf'eacute;s, shops, and essential services. This home is so much more than a condo &ndash; it's a lifestyle. If you're looking for a place filled with sunlight, serenity, and lakeside beauty... this is where your next chapter begins. Book your showing today!